



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD

THURSDAY, NOVEMBER 4, 2004

**CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA**

BOARD MEMBERS

CHAIR, JAMES FRUIT
VICE-CHAIR, YARMILA KENNETT
LORI CAIN
ROD MARTIN
JERRY PYLE

REGULAR MEETING –7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Architectural Review Board meetings:

- *Individuals wishing to address the Architectural Review Board on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Board, please state your name and address at the beginning of your remarks.*
 - *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes*

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DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Architectural Review Board's jurisdiction. Should your comments require Architectural Review Board action, your request will be placed on the next appropriate agenda. No Architectural Review Board discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: October 7, 2004

SUBCOMMITTEE

1. Mission Ranch duets
2. Digital Drive Lots 9 & 10
3. W. Main-Meduri

NEW BUSINESS

1. **PLAN DETAIL REVIEW SR 04-01: TILTON-GLENROCK:** A request for approval of building elevations for the "z" lot homes and the single story BMR model proposed for the project. Approval of front yard landscape plans for these models is also requested.

RECOMMENDATION: Approve by minute action with the condition to have the final revised plans approved by a subcommittee of the Board.

2. **USPA: 03-04: TENNANT AVE.-TENNANT STATION SHOPPING CENTER:** A request to amend the Uniform Sign Program for the Tennant Station shopping center to allow pad buildings to have building attached signs on all four elevations.

RECOMMENDATION: Advise applicant to return with alternatives to the proposed sign program amendments.

3. **PLAN DETAIL REVIEW SR 04-05: Barrett-Marrad (Ditri):** A request for approval of landscape plans and sound wall details for a 16-lot single family development proposed on a 5-acre parcel located on the north side of Barrett Ave., between the Barrett Elementary School and the Jehovah's Witnesses Church in the R-1 (7,000)/Residential Planned Development zoning district.

RECOMMENDATION: Approve by minute action with the condition that revised sound wall plans and arborist report be approved by a subcommittee of the Board.

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ANNOUNCEMENTS:

ADJOURNMENT:

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE ARCHITECTURAL REVIEW BOARD.

HOWEVER, it is very helpful to the Board if you would fill out the Speaker Card that is available on the counter in The Villas Meeting Room. Please fill out the card and return it to the secretary. As your name is called by the Chairperson, clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Architectural Review Board agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Architectural Review Board at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Architectural Review Board which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.